

PARIS PIKE CORRIDOR COMMISSION

MINUTES

7th Floor Conference Room
LFUCG Phoenix Building

January 10, 2011

Attendance

Members Present: Ben Blyton; James Brady; Johnny Brennan; Bettye Burns; Ginny Howard; Harry Park; and Dan Thompson, Chair

Staff Present: Dal Harper, Bill Sallee, Rochelle Boland, Barbara Rackers and Stephanie Cunningham

Others Present: Jim Shaw

Mr. Thompson stated that, as there was no quorum at the last meeting, the Commission could not take official action on any minutes. He noted that the Commission members should have received copies of the summary of the discussion.

OLD BUSINESS

1. Signs on Lexington Road/Paris Pike Right-of-Way

Mr. Thompson stated that, at the Commission's last meeting, there was some discussion about signs on Paris Pike. He was asked to contact the KYDOT office and request that they conduct a survey of the existing signage in the state right-of-way, since there were some concerns about signs that were the wrong size or were inappropriately located. Mr. Thompson received copies of the results of that survey, which were distributed to the Commission members.

Mr. Thompson referred to the survey results, noting that there are currently 29 signs in the right-of-way along Paris Pike. He noted that some of those signs might be "grandfathered," since they were in place prior to the widening of the roadway.

Mr. Brady asked what the maximum size could be for a sign. Mr. Harper responded that the largest sign permitted by the Paris Ordinance is 3' by 4', or 12 square feet, which must be placed at least 10 feet off of the right-of-way. The larger the size of the sign, the larger the setback required. In the A-R zone, size is limited to 12 square feet. Mr. Harper noted that the KYDOT survey did not take into consideration sign size, but rather the placement of the signs in the right-of-way.

Mr. Harper stated that, at the last meeting, he was asked to research the possibility of the Paris Pike Corridor Commission assuming the responsibilities for sign enforcement. He sent a copy of the minutes of that meeting to Judge Executive Donnie Foley, along with correspondence indicating that he did not believe it would be appropriate for the PPCC to assume those responsibilities due to lack of staffing and the typical authority for that task being placed with the executive branch of the government. Judge Foley agreed with Mr. Harper's assessment, as did Planning Director Chris King, that that responsibility is beyond the scope of the PPCC.

Mr. Blyton stated that it was determined at the last meeting that there is currently no official in the Bourbon County government who can regulate sign enforcement. Mr. Harper replied that that was the assertion made by Jim Shaw at that meeting, but he had not been able to verify that information. Mr. Blyton said that he was concerned that the issue of sign violations will continue to come up if there is no enforcement in place. Mr. Thompson stated that the PPCC is a recommending body only, and noted that enforcement is a responsibility of the executive branch. Mr. Harper stated that, if a sign is located in the Paris Pike right-of-way, KYDOT can enforce the removal of it.

Mr. Park said that it appeared that there was a lack of any type of enforcement either in the city of Paris or in the rural areas of Bourbon County.

Following a discussion about how the boundaries of the right-of-way are determined, Mr. Brennan noted that, on Paris Pike, there are markers alongside the road that delineate the boundary of the right-of-way.

Mr. Blyton stated that the 12 square-foot sign allowed by the Ordinance seemed small, and said that he believed a 4' by 8' sign should be standard. Mr. Harper responded that sign regulations can be very difficult to change, but the PPCC could suggest a text amendment to change the allowable size of signs. He said that the sign ordinances probably need to be updated, but it is very difficult to arrive at a consensus with regard to the appropriate size for signage.

Mr. Blyton suggested that Mr. Thompson could reply to KYDOT and ask how they intend to handle the signs that are located in the right-of-way in violation of the Ordinance. Ms. Boland noted that Mr. Thompson should ask how KYDOT regulates signage in the right-of-way, since some of the signs might be in compliance. Mr. Blyton added that Mr. Thompson should also request removal of signs that are in violation. Ms. Boland said that KYDOT could overrule the Bourbon County Ordinance, since Paris Pike is a state right-of-way.

Mr. Blyton stated that he would like to see the Ordinance amended to permit a 32 square-foot sign, since he does not want the PPCC to be seen as not addressing these issues. Mr. Harper said that the PPCC could request a text amendment, which would need to be initiated by the City Council or the Fiscal Court.

Mr. Thompson asked if sign variances are allowed. Mr. Harper answered that an appeal could be filed to the Board of Adjustment to request a larger sign, or to request that a sign be placed closer to the right-of-way.

Mr. Thompson stated that he did not believe it would be appropriate to request a text amendment to increase the allowable size of signs, since it could result in all signs being 32 square feet in size. Mr. Brady added that he would not support a request to increase the size of signs, since the PPCC is tasked with protecting the scenic quality of the Paris Pike corridor, and he believes that controlling the size of signage is part of that protection. Mr. Blyton said that he would agree to table that issue at this time, and see how many requests are filed for larger signs. He added that he would like for KYDOT to take an active interest in the signage along the Paris Pike corridor.

Mr. Thompson stated that he would draft a letter to Jarrod Stanley of the District 7 office, to request that KYDOT review signage located in the right-of-way along Paris Pike. Mr. Park suggested that it might be appropriate to determine if there is a distinction between temporary and permanent signs.

NEW BUSINESS – No such items were presented.

COMMISSION ITEMS – Ms. Burns stated that there was a home near Swigert Avenue that usually has at least four large trucks parked in front of it, which gives the appearance that it is some type of business, although there is no signage declaring it as such. Mr. Blyton stated that he had heard a complaint about the business from a citizen who lives in that area. Mr. Sallee stated that the Division of Building Inspection could investigate the property, should Ms. Burns choose to contact them.

OTHER BUSINESS – Mr. Sallee stated that the staff had reviewed the inter-local agreement by which the PPCC is established, and thought it might be appropriate to ask if the PPCC members would like to consider meeting twice a year, rather than quarterly, or perhaps call special meetings as needed. The staff researched the number of cases brought before the PPCC in recent years, and discovered that the number was very small. Mr. Sallee noted that, if the Commission members chose to change the meeting schedule, all three of the governments involved would have to approve the changes.

Mr. Brennan said that he believed it would be a good idea to meet only on an as-needed basis. Mr. Blyton stated that he would prefer to maintain the existing schedule, as he believes it is important for the PPCC to meet quarterly, to which Mr. Brady agreed. Mr. Thompson noted that, if the Commission should choose to reduce the number of meetings, they should also consider revising the quorum requirements to a regular quorum, rather than the current "half-super" requirement. He said that it would be easier to ensure a quorum at each meeting if that requirement was revised.

ADJOURNMENT – There being no further business, Chairman Thompson declared the meeting adjourned at 1:03 p.m.